

Hidden Village Subdivision

City of El Paso — City Plan Commission — 5/17/2018

SUSU18-00005 — Resubdivision Preliminary



STAFF CONTACT: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

PROPERTY OWNER: Northtowne Village Joint Venture

REPRESENTATIVE: CEA Group

LOCATION: South of Sean Haggerty and West of Dyer, District 4

ACREAGE: 28.66

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

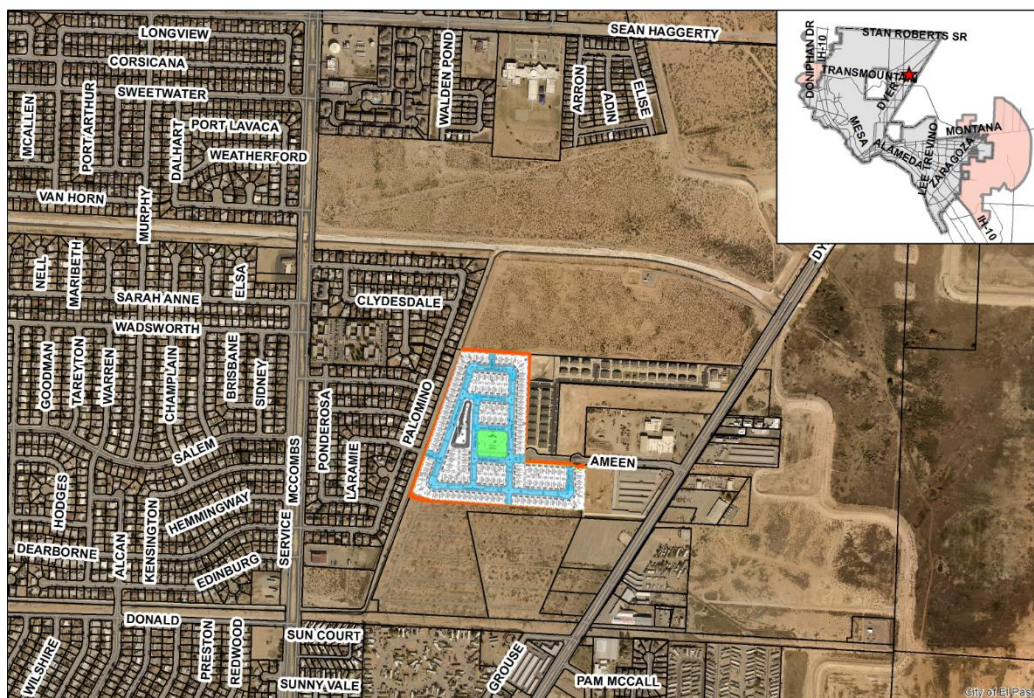
RELATED APPLICATIONS: N/A

PUBLIC INPUT: The Planning Division did not receive any communication in support or opposition to this request.

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 28.66 acres of land into 136 single-family residential lots, one 1.47-acre stormwater pond and one 1.37-acre park. Access to the proposed subdivision will be provided via Ameen Avenue.

SUMMARY OF RECOMMENDATION: Planning staff recommends **APPROVAL** of Hidden Village Subdivision on a resubdivision preliminary basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G3, Post-War

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the applicant is proposing a public park.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is developing streets that connect to existing streets.
2.3.3.b: Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	Yes, the applicant is proposing dead-end streets, however, these will be connected to adjoining property in the future.

NEIGHBORHOOD CHARACTER: Subject property is zoned PR-1 (Planned Residential District I) and is currently vacant. Properties adjacent to the subject property are zoned R-F (Ranch Farm), C-4 (Commercial), and R-3 (Residential). Surrounding land uses are residential and commercial developments. The nearest school is Desertaire Elementary (0.91 miles). There is a park proposed within this development. This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: Notices of the Public Hearing were mailed on May 2, 2018, and published as per Section 19.15.040. The Planning Division did not receive any communication in support or opposition to this request.

STAFF COMMENTS:

Staff recommends approval of Hidden Village Subdivision.

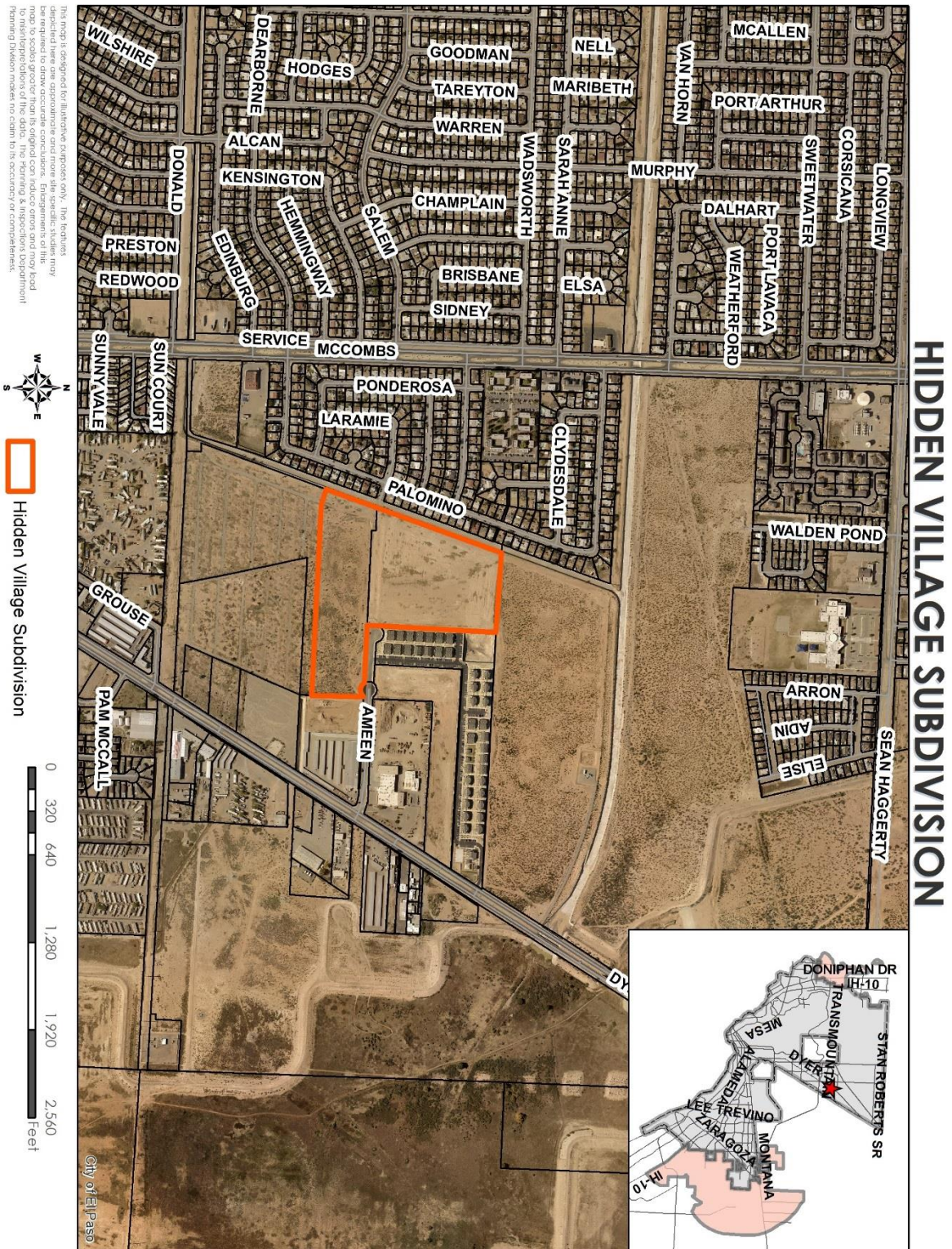
PLAT EXPIRATION:

This application will expire on **May 17, 2021** pursuant to Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.

ATTACHMENTS:

1. Location Map
2. Preliminary plat
3. Application
4. Department Comments

ATTACHMENT 1



ATTACHMENT 3



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION PRELIMINARY SUBDIVISION APPROVAL

DATE: 2/2/18 FILE NO. _____
SUBDIVISION NAME: HIDDEN VILLAGE SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF LOTS 1 AND 2, BLOCK 1, ROCKET WAREHOUSE PARK UNIT THREE, CITY OF EL PASO,
EL PASO COUNTY, TEXAS, CONTAINING 28.66± ACRES.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>19.13</u>	<u>160</u>	Office		
Duplex			Street & Alley	<u>6.65</u>	<u>11</u>
Apartment			Ponding & Drainage	<u>2.17</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>0.71</u>	<u>1</u>			
School					
Commercial			Total No. Sites	<u>171</u>	
Industrial			Total (Gross) Acreage	<u>28.66±</u>	

3. What is existing zoning of the above described property? PR-1 Proposed zoning? PR-1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
PROPOSED STORM SEWER INFRASTRUCTURE TO CAPTURE RUNOFF AND DISCHARGE INTO A
PROPOSED PARK / PONDING AREA
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception
MODIFIED 52' R.O.W. STREET SECTION TO INCLUDE A 5' SIDEWALK & A 5' PARKWAY 32' PAVEMENT
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Northtowne Village Joint Venture 4712 Woodrow Bean Ste. A El Paso Tx. 79924 915-757-1802
(Name & Address) (Zip) (Phone)
13. Developer Bowlin Enterprises 4712 Woodrow Bean Ste. A El Paso Tx. 79924 915-757-1802
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso, Tx. 79924 915-544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 4

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a: Current certificate tax certificate(s)
 - b: Current proof of ownership.
 - c: Release of access document, if applicable.
 - d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- Ensure that intersections comply with Section 19.15.070 of the current code.
- Include missing lot number after Lot 14, Block 10.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Verify the pond dimensions comply with DSC and will have enough capacity to hold the developed runoff for a designed 100-yr. storm event.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Hidden Village Subdivision**, a major preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this Subdivision is composed of **136** Single-family dwelling lots and applicant is proposing to dedicate a **1.36 - Acre Park** therefore, subdivision application complies with the "Parkland" requirements per Ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**

Furthermore we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

1. Refer to current ordinance Chapter 19.20 – Parks and Open Space and the Design & Construction Standards for Park Facilities as approved by Mayor and Council.
2. Irrigation System must be designed to accommodate site static water pressure less 9% or a pump must be incorporated to accommodate design criteria.
3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
4. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
5. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.

6. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles type & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
9. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
10. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) or as determined according to the park improvements plan review.
11. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
12. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
13. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
14. At minimum, a 7' wide concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
15. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors for each "Park site" or approved alternative equipment/amenities as applicable.
16. Provide shaded picnic tables and or benches and trash cans on concrete pads as applicable.
17. Street trees shall be provided along the parkway spaced at maximum 20' on center; **if** the park does not abut street ROW on all sides, in addition to the street trees, shade trees shall be provided at a minimum of ten trees per every one-fourth acre.
18. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
19. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

This subdivision is located with-in "Park Zone": **NE-5**

Nearest Park: **Jorge Montalvo Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.

EL PASO WATER:

We have reviewed the above referenced subdivision and provide the following comments:

EPWU does not object to this request.

This development will require the proposed water distribution system that will serve this Property to connect to the existing water main that extends along Laramie Circle located east of Palomino Street within Sun Valley Addition Unit Thirteen. This proposed connection is to provide a second water feed and circulation to the proposed distribution system.

Water

Along Ameen Avenue west of Dyer Street there is an existing eight (8) inch diameter water main. This main dead-ends approximately 1330 feet west of Dyer Street. This main is available for water main extensions.

From the intersection of Laramie Circle and Palomino Drive along Laramie Circle there is an existing eight (8) inch diameter water main. This main dead-ends approximately west of the existing drainage ditch. This main is available for main extensions.

Previous water pressure readings conducted on fire hydrant number 829 located along Dyer Street north of Ameen Avenue have yielded a static pressure of 98 pounds per square inch (psi), residual pressure of 92 psi, discharge of 1,404 gallons per minute (gpm).

Previous water pressure readings conducted on fire hydrant number 1911 located at the corner of Palomino Drive and Ponderosa Street have yielded a static pressure of 98 pounds per square inch (psi), residual pressure of 90 psi, discharge of 1,163 gallons per minute (gpm).

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

Along Ameen Avenue west of Dyer Street there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends approximately 1330 feet west of Dyer Street. This main is available for sanitary sewer main extensions.

From the intersection of Palomino Drive and Laramie Circle along Palomino Drive there is an existing twelve (12) inch diameter sanitary sewer main.

General

EPWater requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CENTRAL APPRAISAL DISTRICT:

No objection.

911:

No objection from the 911 District.

FIRE:

No objection.

STREETS AND MAINTENANCE:

We have finished our review of the Hidden Village Subdivision TIA. We are in agreement with the TIA.

We have no objections and no mitigation is required.

Because there will be less trips generated by the revised proposed development and there was no mitigation required with the previous amount of trips, no revision to the TIA will be required.